

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 3, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

- A. Approval of meeting minutes from workshop and regular meetings on June 19, 2008.**

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF RESUBDIVISIONS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 5. Replat RP08-09: Prosperity Acres Subdivision – ETJ (Drawing)** **J. Fulgham**
Proposed Replat of Lot 1 in the Prosperity Acres Subdivision – Phase 2, being 8.34 acres of land located in Bryan's extraterritorial jurisdiction (ETJ) along State Highway 30 between Enchanted Oaks and Gloria Allen Drives in Brazos County, Texas.

6. **Replat [RP08-13](#): Margaret Wallace Subdivision ([Drawing](#))** **M. Zimmermann**
Proposed Replat of Block 20 of Margaret Wallace Subdivision to create Lot 7 in Block 20 from an abandoned segment of Northside Drive right-of-way, being 0.13 acres of land out of Moses Baine League, A-3 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

7. **Rezoning [RZ08-11](#): Brazos Trace, LLC** **M. Zimmermann**
A request to change the zoning classification from Planned Development – Mixed Use District (PD-M) to Multiple-Family District (MF) on 7.426 acres of vacant land out of John Austin League, Abstract No. 2, adjoining the south side of Prairie Drive between East William Joel Bryan Parkway and Long Drive in Bryan, Brazos County, Texas.
8. **Rezoning [RZ08-16](#): Jane M. Vinton Estate** **M. Zimmermann**
A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on five acres of land adjoining the southeast side of Colson Road near its intersection with the northbound North Earl Rudder Freeway (State Highway 6) frontage road, being Lot 3 in the subdivision known as Coulter’s Subdivision of McGee Tract in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF VARIANCE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

9. **Planning Variance [PV08-21](#): Bryan Mid-Towne Apartment Homes, LP** **M. Zimmermann**
A request for approval of a variance from the requirement to provide off-street parking for an apartment development at a ratio of one space per bedroom, to allow a new apartment development with 248 bedrooms to provide only 180 off-street parking spaces (or 0.72 space per bedroom) on 20.634 acres of land out of John Austin League, A-2, located at the east corner of Prairie Drive and Osborn Lane in Bryan, Brazos County, Texas.

CONSIDERATION OF AREAS FOR CITY-INITIATED ANNEXATION (Commission makes recommendation; City Council has final approval.)

10. **2008 Exempt Area [Annexation](#)** **M. Zimmermann**
Review and recommendation on the proposed initiation of proceedings for the annexation of five areas totaling approximately 7,500 acres of land located in Brazos County, Texas, which are recommended by City staff and the Bryan Business Council to the City Council for city-initiated annexation.

11. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, July 17, 2008 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.